

Fill in this information to identify the case:

Debtor 1 Nathaniel Lark

Debtor 2
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Pennsylvania
(State)

Case number 17-10807-elf

Official Form 4100R

Response to Notice of Final Cure Payment

10/15

According to Bankruptcy Rule 3002.1(g), the creditor responds to the trustee's notice of final cure payment.

Part 1: Mortgage Information

Name of creditor: Citibank, N.A., as trustee for CMLTI Asset Trust C/O Fay Servicing, LLC Court claim no. (if known): 2-1

Last 4 digits of any number you use to identify the debtor's account: 4446

Property address:

**5500 Warrington Ave
Philadelphia, PA 19143**

Part 2: Prepetition Default Payments

Check one:

Creditor agrees that the debtor(s) have paid in full the amount required to cure the prepetition default on the creditor's claim.

Creditor disagrees that the debtor(s) have paid in full the amount required to cure the prepetition default on the creditor's claim. Creditor asserts that the total prepetition amount remaining unpaid as of the date of this response is:

\$38,185.76*

*Creditor agrees that it has received \$22,433.01 from the office of the Trustee. However, Creditor disagrees that its claim has been paid in full as the confirmed Chapter 13 Plan proposes to pay Creditor an additional \$38,185.76. In addition to this amount, Creditor also has an unsecured claim in the amount of \$96,885.45. See Doc 74.

Part 3: Postpetition Mortgage Payment

Check one:

Creditor states that the debtor(s) are current with all postpetition payments consistent with §1322(b)(5) of the Bankruptcy Code, including all fees, charges, expenses, escrow and costs.

The next postpetition payments from the debtor(s) is due on:

 / /
MM/DD/YYYY

Creditor states that the debtor(s) are not current on all postpetition payments consistent with §1322(b)(5) of the Bankruptcy Code, include all fees, charges, expenses, escrow, and costs.

Creditor asserts that the total amount remaining unpaid as of the date of this response is:

- a. Total postpetition ongoing payments due: (a) \$38,185.76
b. Total fees, charges, expenses, escrow, and costs outstanding: (b) \$0.00
c. **Total.** Add lines a and b. (c) \$38,185.76

Creditor asserts that the debtor(s) are contractually obligated for the postpetition payments(s) that first became due on:

MM/DD/YYYY

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Part 4: Itemized payment History

If the creditor disagrees in Part 2 that the prepetition arrearage had been paid in full or states in Part 3 that the debtor(s) are not current with all postpetition payments, including all fees, charges, expenses, escrow, and costs, the creditor must attach an itemized payment history disclosing the following amounts from the date of the bankruptcy filing through the date of this response:

- all payments received;
- all fees, costs, escrow, and expenses assessed to the mortgage; and
- all amounts the creditor contends remain unpaid.

Part 5: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box:

- I am the creditor.
 I am the creditor's attorney or authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief:

X /s/ Daniel P. Jones Date November 3, 2020
Signature

Print: Daniel P. Jones
First Name Middle Name Last Name

Title: Attorney for Creditor

Company Stern & Eisenberg, PC

If different from the notice address listed on the proof of claim to which this response applies:

Address:

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

Contact phone (215) 572-8111

Email: djones@sterneisenberg.com

Certificate of Service

I hereby certify that a copy of the foregoing Response to Notice of Final Cure Payment was served on the parties listed below by postage prepaid U.S. Mail, First Class or served electronically through the Court's ECF System at the e-mail address registered with the Court on this Date.

Date: November 3, 2020

Roger V. Ashodian, Esq.
Regional Bankruptcy Center of SE PA
101 West Chester Pike
Suite 1A
Havertown, PA 19083
rashodian@schollashodian.com

Counsel for Debtor

William C. Miller, Esq.
P.O. Box 1229
Philadelphia, PA 19105
ecfemails@ph13trustee.com

Chapter13 Trustee

Office of the U.S. Trustee
Office of the U.S. Trustee
200 Chestnut Street, Suite 502
Philadelphia, PA 19106
USTPRegion03.PH.ECF@usdoj.gov

U.S. Trustee

and by standard first-class mail postage prepaid to:

Nathaniel Lark
5500 Warrington Ave
Philadelphia, PA 19143
Debtor(s)

By: /s/ Daniel P. Jones
Daniel P. Jones FBN: 321876
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111
Fax: (215) 572-5025
djones@sterneisenberg.com
Attorney for Creditor